





City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor
Floyd Petersen, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: February 1, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

RECOMMENDATION

The recommendation is that the City Council and Planning Commission complete the review of the Hillside Designation (Land Use Element 2.0, Section 2.2.3) of the Draft General Plan (October 2004), and approve a final version for adoption by the City Council on April 12, 2005.

The City Council Public Hearings Schedule (Revised 01-11-05) (see Attachment 1) for the General Plan Update Project calls for a joint public hearing and workshop with the Planning Commission to review the Draft Hillside Designation. Staff recommends that public testimony be limited to the topic at hand and that no testimony be taken on issues that have not yet been heard by the City Council.

A copy of the Draft General Plan (October 2004) was previously distributed to the City Council.

BACKGROUND

On January 11, 2005, the City Council and Planning Commission met in a joint public hearing and workshop session on the Hillside Designation in the Draft General Plan (October 2004). Staff and the General Plan Consultant, Mr. Lloyd Zola provided background information on the Hillside Designation and described the pros and cons of each of the three text versions [Draft General Plan, Section 2.2.3 Hillside Designation (June 2004), Alternative 1, and Alternative 2].

The City Council and Planning Commission also heard a presentation from Mr. Jonathan Zirkle of the Loma Linda Conservation Society followed. Mr. Zirkle discussed the environmental

constraints that exist in the South Hills Area (flora/fauna and related habit areas and migration patterns, seismic and geotechnical, and utility easements). He also urged the City Council and Planning Commission to consider the open space value of the South Hills Area to Loma Linda and the surrounding communities. Mr. Zirkle also urged that General Plan policy limit the intensity and design of future development and preserve the major portions of the South Hills.

The City Council and Planning Commission moved to continue the workshop and public hearing on this topic to February 1, 2005 and resume the agenda with a presentation by Ms. Kathy Glendrange of the Loma Linda Conservation Society. A presentation by Mr. Glenn Elssmann of Deer Park, LLC would follow as outlined on the agenda for this topic.

Due to the continuance of the Hillside Workshop and Public Hearing to February 1, 2005, the City Council Schedule for Public Hearings has been revised (see Attachment 1).

Further background information on the Hillside Designation is contained in the Analysis section of the January 11, 2005 Staff Report (Attachment 2). Copies of Mr. Zola's PowerPoint presentation and the Loma Linda Conservation Society's January 10, 2005 Position Paper were forwarded to the City Council and Planning Commission and included in this Staff Report (see Attachments 3 and 4, respectively).

Further information on the General Plan Update Project (i.e., background information, analysis, environmental, fiscal impacts) is available in the October 12, 2004, November 16, 2004, December 7, 2004, and December 14, 2004 City Council Staff Reports (Attachment B of Attachment 2).

ANALYSIS

Copies of the Hillside Designation (June 2004), Alternative 1, and Alternative 2 were distributed with the January 11, 2005 Staff Report.

For conducting this joint public hearing and workshop, staff suggests that the City Council and Planning Commission begin resume the workshop and public hearing with Item 2.a. in the following format:

1. Introductions and Overview of the Draft General Plan Hillside Designation by Staff
(completed)
2. Public Hearing and Presentations
 - a. The Loma Linda Conservation Society's Position on Development in the Hills
Presentation by Jonathan Zirkle *(completed)*
Presentation by Kathy Glendrange
 - b. Deer Park, LLC - Potential Master Development Plan for the South Hills Area
 - c. Public Testimony and Discussion
3. Summary and Conclusions

ATTACHMENTS

1. City Council Schedule for Public Hearings (Revised January 11, 2005)

2. City Council/Planning Commission Staff Report (January 11, 2005)
 - A. City Council Schedule for Public Hearings (Revised December 1, 2004) – ***not included***
 - B. October 12, 2004, November 16, 2004, December 7, 2004, December 14, 2004 City Council Staff Reports (previously distributed – ***not included***)
 - C. 2.2.3 Hillside Designation (June 2004), Alternative 1, and Alternative 2
3. PowerPoint Presentation (City and LSA Associates)
4. Loma Linda Conservation Society's January 10, 2005 Position Paper

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